

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority, provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further, that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development; and

WHEREAS, the expansion of Parcel 29 will result in a site configuration which will permit the development of 153 housing units; and

WHEREAS, the creation of a new Parcel 29A is necessary to provide the abutting commercial activities with proper access for service deliveries and employee parking.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A, "Land Use and Building Requirements" is hereby modified by the deletion therefrom of that portion of Parcel RE-4 located at the Southwesterly corner of Shawmut Avenue and Northampton Street; and
2. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the addition to Parcel 29 of that portion of Parcel RE-4 located at the Southwesterly corner of Shawmut Avenue and Northampton Street; and
3. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the addition thereto of the new reuse Parcel 29A.
4. That the permitted use for Parcel 29A shall be "off-street parking".

5. That Section 602, Table A "Land Use and Building Requirements", Parcel 29A, Setback, Height, Parking, and Planning and Design Requirements shall be subject to Authority approval.
6. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
7. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
8. This Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

MEMORANDUM

July 31, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCELS 29 and RE-4
SOUTH END URBAN RENEWAL AREA, MASS. R-56

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7/31

SUMMARY: This memorandum requests the Authority to modify the South End Urban Renewal Plan by increasing the area of Parcel 29 and subdividing Parcel 29 to form an additional Parcel 29A.

The Urban Renewal Plan for the South End Urban Renewal Area, designates in Section 602 thereof, Parcel 29 as residential and Parcel RE-4 as residential, subject to Authority approval. Section 1201 of said Plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

Parcel 29, as currently composed, does not provide sufficient access to the rear of the adjoining commercial building located at the corner of Washington and Northampton Streets. The owner of this building, the major portion of which is leased to Folsom's Market, has submitted a request for designation as redeveloper of that portion of Parcel 29 which is located immediately to the rear of this building. In order that the commercial activities may be provided with proper access for service deliveries and employee parking, it is recommended that the Authority adopt the attached Resolution subdividing Parcel 29, creating a new Parcel 29A with designated reuse for off-street parking.

In a separate memorandum submitted at this meeting, the Authority is being requested to designate Sadye F. Cline, the owner of the adjoining commercial building, as redeveloper of this new Parcel 29A.

A portion of Parcel RE-4, located at the Southwesterly corner of Shawmut Avenue and Northampton Street is a small triangular parcel. The designated developer for Parcel 29 has proposed that this parcel be included within Parcel 29 in order that they may satisfy FHA minimum property standards concerning parking and open space without a substantial reduction in the number of units to be developed on this site. The effect of this expansion of Parcel 29, along with the discontinuance of a portion of Camden Street

as provided in the Urban Renewal Plan will result in a site configuration which will permit the development of 153 housing units, while the creation of Parcel 29A will solve the Folsom Market unloading and parking problem.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by amending Parcel 29 to include a portion of Parcel RE-4 located on the southwesterly corner of the intersection of Shawmut Avenue and Northampton Street and subdividing Parcel 29 to create a new Parcel 29A with a designated reuse of "Off-Street Parking",

An appropriate Resolution is attached.

Attachment